

UNOFFICIAL COPY

Doc#: 2335341200 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2023 01:06 PM Pg: 1 of 2

WARRANTY DEED

ILLINOIS

Dec ID 20231201697743
ST/CO Stamp 1-229-557-808 ST Tax \$225.00 CO Tax \$112.50

Above Space for Recorder's Use Only

THE GRANTOR, **ZORICA KATIC**, a single woman of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to Kristen Delphos, *a married person*

the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 11-19-105-040-1058

Address of Real Estate: 1222 Chicago Ave Unit B-705, Evanston, IL 60202

The date of this deed of conveyance is December 13, 2023

Zorica Katic

(SEAL) **ZORICA KATIC**

CITY OF EVANSTON

006930

REAL ESTATE TRANSFER TAX

DATE: **PAID** 14 2023

AMOUNT: *\$1,125.00* Agent: *EC*

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ZORICA KATIC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here) NOTARY PUBLIC, STATE OF ILLINOIS
(My Commission Expires) 05/16/2027

Given under my hand and official seal 12-13-23

Martha A. Bozic
Notary Public

A23. 4774 JV

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LEGAL DESCRIPTION

For the premises commonly known as: 1222 Chicago Ave Unit B-705, Evanston, IL 60202

Permanent Real Estate Index Number: 11-19-105-040-1058

Parcel 1:



Unit Number B705 in the 1210-1236 Chicago Avenue Condominium, as delineated on a survey of the following described tract of land: Certain lots or parts thereof in GM Limited Partnership Consolidation and in EB, Brewer's Subdivision, each in the Northwest 1/4 of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 1237861; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The right to the use of N-5 and S-5, limited common elements as described in the aforesaid Declaration.

Parcel 3:

Easements in, under, over, upon, through and about the "City Property" for the benefit of Parcels 1 and 2 as defined and granted in Article 2 of the Redevelopment Agreement/Agreement of Reciprocal Covenants, Conditions, Restrictions and Easements for 1210 Chicago Avenue Development between the City of Evanston and TR Chicago Avenue Partners, L.P. dated July 17, 2000 and recorded August 3, 2000 as Document No. 00589859, in Cook County, Illinois.

REAL ESTATE TRANSFER TAX	19-Dec-21
	COUNTY: 112.50
	ILLINOIS: 225.00
	TOTAL: 337.50
11-19-105-040-1058	[20231201 07:43] 1-229-537-508

This instrument was prepared by:

Law Office of Martha Bozic
6321 N. Avondale Ave
Ste 216
Chicago IL 60631

Send subsequent tax bills to:

Kristen Delmas
1222 Chicago Ave Unit B-705,
Evanston, IL 60202

Recorder-mail recorded document to:

~~1222 Chicago Ave Unit B-705,
Evanston, IL 60202~~
Kashyap V. Trivedi
300 W. Montingale Rd.
STE: 725
Shumbar, IL 60173